

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
APPROVING THE URBAN RENEWAL PLAN FOR THE
PARK PLAZA PROJECT

WHEREAS, the Boston Redevelopment Authority (hereinafter the "Authority") is a public body politic and corporate duly organized and existing under Chapter 121B of the Massachusetts General Laws within the City of Boston, Massachusetts; and

WHEREAS, the Authority has conducted surveys, studies and inspections of the Park Plaza Project Area; and

WHEREAS, in its Resolution dated October 14, 1965, entitled "Determinations and Findings Relative to the Conditions of the Central Business District Urban Renewal Area and Subareas and Acquisition Areas Located Therein, Project Mass. R-82", the Authority made findings and determinations on the basis of said surveys, studies and inspections as to the Park Plaza Project Area, the Park Plaza Project Area consisting of the "Park Square Subarea" and a portion of the "Hinge Area" Subarea described in the October 14, 1965, Resolution and determined the Park Plaza Area to be a decadent, blighted, deteriorated and deteriorating area; and

WHEREAS, in its Resolution dated August 2, 1967 entitled "Resolution of the Boston Redevelopment Authority Respecting Conditions in the Central Business District Project Area", the Authority reaffirmed the findings and conclusions made in said October 14, 1965 Resolution; and

WHEREAS, in its Resolution dated June 18, 1970 entitled "Resolution of the Boston Redevelopment Authority Determinations and Findings Relative to the Conditions of the Park Plaza Area", the Authority again reaffirmed the findings and determinations of the October 14, 1965 Resolution and the aforementioned reaffirmation of August 2, 1967; and

WHEREAS, in anticipation of the availability of Federal funds in its Resolution dated August 2, 1967 entitled "Resolution of the Boston Redevelopment Authority approving the Urban Renewal Plan, the Conditions Under which the Authority will make Relocation Payments, and the Fixed Relocation Payments Schedule for the Central Business District Urban Renewal Project", the Authority approved an Urban Renewal Plan for the Central Business District, which Plan included within its boundaries the proposed Park Plaza Project Area; and

WHEREAS, there is no present expectation of Federal or State assistance; and

WHEREAS, the Authority, pursuant to Chapter 652 of the Acts of 1960, has been granted the powers and shall perform the duties conferred on Planning Boards of cities in Massachusetts by general laws applicable to Boston, including Section 70 of Chapter 41 of the Massachusetts General Laws, and has also been granted the powers and shall perform the duties conferred or imposed by statute or ordinance on the former City of Boston Planning Board; and

WHEREAS, the Urban Renewal Plan has been reviewed for conformity with the "1965-1975 General Plan for the City of Boston and the Regional Core" (hereinafter called the "General Plan"), which was duly approved by the Authority at its meeting on March 11, 1968, and for consistency with local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements;

WHEREAS, the execution of the aforementioned Plan will necessitate the relocation of residents and businesses of said Urban Renewal Area; and

WHEREAS, Chapter 79A of the Massachusetts General Laws provides that, in Urban Renewal Areas, relocation payments must be made to residents and businesses as defined in said Chapter of the Massachusetts General Laws; and

WHEREAS, the Authority is cognizant of the hardship which the residents and businesses presently located within said Urban Renewal Area may incur as a result of execution of the aforementioned Plan; and

WHEREAS, the Urban Renewal Plan and the conditions under which the Authority will make relocation payments and the Fixed Relocation Payments Schedule were reviewed and considered at this meeting.

NOW, THEREFORE, IT IS HEREBY RESOLVED:

1. That the Urban Renewal Plan is based upon a local survey, conforming to the comprehensive plan for the locality as a whole and to the workable program for community improvement, and is consistent with the local objectives of the community.
2. That the Park Plaza Urban Renewal Plan is hereby in all respects approved.
3. That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Project Area.

4. That it is hereby found and determined that the Project Area would not, by private enterprise alone and without either governmental subsidy or the exercise of governmental powers, be made available for Urban Renewal.

5. That it is hereby found and determined that the proposed land use and building requirements, set forth in the Park Plaza Urban Renewal Plan, will afford maximum opportunity to privately financed urban renewal consistent with the sound needs of the locality as a whole.

6. That it is hereby found and determined that the financial plan under which the Park Plaza Project will be developed is sound.

7. That it is hereby found and determined that the Urban Renewal Plan for the Park Plaza Project area is sufficiently complete as required by Section I of Chapter 121B of the General Laws of Massachusetts.

IT IS FURTHER RESOLVED:

8. That the Authority, acting under and pursuant to its powers as aforesaid, does hereby ratify and confirm its findings and determinations of October 14, 1965, August 2, 1967, and June 18, 1970, and finds:

(1) That the Park Plaza Project Area is a decadent area in that it is an area which is detrimental to safety, health, morals, welfare, and sound growth of the Boston community, because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, and in need of major maintenance and repair, and because buildings have been torn down and not replaced and under existing conditions it is improbable that the buildings will be replaced, and because of a substantial change in business and economic conditions, and because of inadequate light, air, and open space, and because of excessive land coverage, and because diversity of ownership, irregular lot sizes, and obsolete street patterns make it improbable that the Park Plaza Project Area will be redeveloped by the ordinary operation of private enterprise; and

(2) That the Park Plaza Project Area is blighted and deteriorated and deteriorating; and

IT IS FURTHER RESOLVED:

9. That the aforesaid conditions under which the Authority will make relocation payments are hereby in all respects approved;

10. That the aforesaid Fixed Relocation Payments Schedule is hereby in all respects approved;

11. That all property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management, or occupancy of real property within the Project Area shall be subject to the applicable provisions of Chapter 121B of the Massachusetts General Laws, and amendments thereto, and to all other applicable federal, state, and local laws prohibiting discrimination or segregation by reason of race, color, sex, religion, or national origin.

12. That the Secretary of the Authority is hereby authorized to reproduce the maps which are a part of said Plan, and upon appropriate certification thereof by the Secretary, to file the Urban Renewal Plan, consisting of title page, table of contents, pages of text and the aforementioned maps, with the minutes of this meeting in appropriate recording offices, and such Urban Renewal Plan with the certification of the Secretary inscribed thereon, shall be conclusively deemed to be the official Urban Renewal Plan of the Authority for the Park Plaza Urban Renewal Project.

MEMORANDUM

July 15, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: PARK PLAZA URBAN RENEWAL PROJECT AREA
Approval of Park Plaza Urban Renewal Plan

Presented today for your approval is the Park Plaza Urban Renewal Plan.

For the past year and a half, the Authority staff has been working toward the creation of a non-Federally-assisted Urban Renewal Project for Park Plaza. Bounded generally by Boylston-Essex, Arlington, and Stuart-Kneeland Streets and Harrison Avenue, the approximately 35-acre Project Area had been totally included in the original Central Business District Urban Renewal Plan, which, because of a lack of Federal funds, was never fully implemented.

The Project Area today is characterized by a low density of older structures on relatively small parcels with a diverse ownership pattern. Over 50 percent of the land area is devoted to street rights-of-way and surface parking lots.

Private development interest in this underdeveloped but strategically located area has been strong. Because of the inability of private enterprise, without governmental assistance, to assemble parcels of a size and shape consistent with today's development standards, the Director recommended the preparation

of an Urban Renewal Plan for the area.

On June 18, 1970, the Board determined the Park Plaza Urban Renewal Project Area to be a decadent, blighted, deteriorated, and deteriorating area, and, therefore, eligible for Urban Renewal treatment. A Developers' Kit was prepared by the Authority staff and offered to potential developers in August 1970. Over 30 kits were purchased by prospective developers and 5 complete proposals were submitted to the Authority by December 1970.

On March 25, 1971, the Board tentatively designated Boston Urban Associates as the Redeveloper of Parcels 1, 2 (formerly 2a and 2b), and 3 of the Park Plaza Urban Renewal Project Area, subject to normal requirements. Since March, the Authority staff in cooperation with Boston Urban Associates and their consultants has been preparing an Urban Renewal Plan for the Project.

Utilizing the Authority's power of eminent domain but funded almost entirely by private developers, the Plan calls for commercial and residential development that will bring immense benefits to the city. Vastly increased tax return, environmental upgrading, needed new housing, better use of land, a beneficial effect on neighboring areas, and improvement of vehicular circulation are some of the Plan's strengths.

Boston Urban proposes to make an investment of \$250,000,000 in a development that will contain approximately 1800 new apartments, a 1000-room hotel, parking for 2500 cars, 400,000 square feet of retail space, and 1,000,000 square feet of office space.

The Authority staff and Boston Urban will continue to refine the proposal and prepare for an early development start upon Authority, City, and Commonwealth approvals of the Urban Renewal Plan. Also, a Letter of Intent between the Authority and Boston Urban will continue to be negotiated until a mutually agreed upon document is produced.

The remainder of the Project is made up of Disposition Parcels 4 and 5. This area must be upgraded to insure the successful renewal of Stage I development in Park Plaza, to protect adjacent developments in South Cove, and to remove blighting influences on nearby Chinatown and the 100-percent retail core.

I am enthusiastic about this Project, the first of its kind in Boston and, hopefully, the model for future projects in our city. I recommend that the Board adopt the attached Vote and Resolutions.

VOTED: That the Director is hereby authorized to enter into a Letter of Intent with Boston Urban Associates, the tentatively designated Redeveloper of Parcels 1, 2, and 3 of the Park Plaza Urban Renewal Project Area.

Attachments:

- (1) Resolution of the Boston Redevelopment Authority approving the Urban Renewal Plan for the Park Plaza Project
- (2) Resolution of the Boston Redevelopment Authority authorizing submission of the Park Plaza Urban Renewal Plan and Relocation Program to the Mayor and the City Council of the City of Boston and to the Division of Urban Renewal of the State Department of Community Affairs
- (3) Resolution of the Boston Redevelopment Authority authorizing execution of a Cooperation Agreement with the City of Boston for the Park Plaza Urban Renewal Project.

